

## WARRANTY DEED

027169

KNOW ALL MEN BY THESE PRESENTS, THAT BIZIER CONSTRUCTION, INC. a corporation organized and existing under the laws of the State of Maine, and having a place of business at Winslow, in the County of Kennebec and State of Maine in consideration of One Dollar (\$1.00) and other valuable consideration paid by

CHUN KEUNG MO and WEI ZHANG of Waterville, County of Kennebec and State of Maine whose mailing address is: Rangeway East #32, Waterville, ME 04901

the receipt whereof it does hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

CHUN KEUNG MO and WEI ZHANG, as joint tenants and not tenants in common their heirs and assigns, forever,

A certain lot or parcel of land situated in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin marking the most Easterly point of Lot 54; thence heading S 61 degrees 33' 36"W 149.72' (One hundred forty-nine and seventy-two one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking the most Southerly point of said Lot 54; thence heading N 26 degrees 59' 51" W 194.67' (One hundred ninety-four and sixty-seven one hundredths feet) along Lot 53 to an iron pin marking the most Westerly point of said Lot 54; thence heading N 66 degrees 47' E 150.00' (One hundred fifty and no one hundredths feet) along Lot 44 to an iron pin marking the most Northerly point of said Lot 54; thence heading S 26 degrees 59' 51" E 181.01' (One hundred eighty-one and one hundredths feet) along Lot 55 to the beginning pin.

Lot 54 also includes a 15.00' (Fifteen foot) wide easement beginning at a point on the Southerly line running parallel with the Westerly line, to the Northerly line. This easement was granted to the Waterville Sewerage District for the maintenance of the storm drainage system the Waterville Sewerage District owns and maintains in such easement.

Lot 54 is subject to an easement to Central Maine Power 50.00' (Fifty and no one hundredths feet) wide beginning on the Easterly line and running parallel with the Northerly line to the Westerly line, recorded at the Kennebec Registry of Deeds Book 1540 Page 197 also as shown on a Subdivision Plan titled Ridge Road Development Final Plat.

The above description meaning and intending to describe said Lot 54 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D 7661-15 as revised by Plan recorded in Kennebec County Registry of Deeds File Number D-77074.

This conveyance is also subject to all restrictions, covenants and easements of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds Book 2575 Page 93.

This conveyance is also made subject to all easements, rights of way and zoning restrictions of record.

Meaning and intending to convey the same premises described in a deed from James A. McBrady to Bizier Construction, Inc. dated September 10, 1991 and recorded September 13, 1991 in Kennebec Registry of Deeds book 3978 Page 145.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said CHUN KEUNG MO and WEI ZHANG, their heirs and assigns, to them and their use and behoof forever.

AND it does COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforementioned, that it does have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors shall and will WARRANT AND DEFEND the same to the

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said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said BIZIER CONSTRUCTION, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by D. John Bizier its duly authorized President, this 21st day of November, 1991.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

BIZIER CONSTRUCTION, INC.

BY: D. John Bizier

D. John Bizier  
Its President

STATE OF MAINE, Kennebec, ss. November 21, 1991

Then personally appeared the above named D. John Bizier, as President of said Grantor Corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation. Before me,

Stephen F. Dubord  
Notary Public

Stephen F. Dubord  
Notary Public Attorney At Law  
My Commission Expires  
September 4, 1994

SEAL

RECEIVED KENNEBEC SS.

1991 NOV 25 AM 9:00

ATTEST: Barbara Reed Moore  
REGISTER OF DEEDS